

FAUQUIER COUNTY  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
THIRD FLOOR - COURT AND OFFICE BUILDING  
40 CULPEPER STREET  
WARRENTON, VIRGINIA 20186

PLANNING  
(540) 347-8703

COUNTY ENGINEER  
COUNTY SOIL SCIENTIST  
(540) 347-8660

(540) 347-8660  
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ZONING ADMINISTRATION  
(540) 347-8789

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(540) 347-8646  
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## **SOIL REPORT FACT SHEET**

When a preliminary plat is submitted, one of the following shall be a part of the submittal package (as required per section 9-5-c of the Fauquier County Subdivision Ordinance) or it will not be accepted for review:

- A. **Preliminary Soil Report** or see [Example A](#)
- B. **Type I Soil Map** or see [Example B](#)
- C. **Approved waiver of preliminary soil report with Subdivision Ordinance Waiver Fee** - see [Example C](#)

A. The following **shall** be included as part of the **preliminary soil report** which is to be shown on the same plat sheet as the soil map:

- 1. CPSS Qualifications**—The soil scientist performing the soil work **shall** be a Virginia Certified Professional Soil Scientist (CPSS) and **shall** have experience mapping to the National Cooperative Soil Survey standards set forth by the USDA-Natural Resource Conservation Service. CPSS **shall** have a working knowledge of the most recent Fauquier County Soil Survey information.
- 2. Field Methods and Site Description**—A brief description of the field methods and procedures used in preparing the report **shall** be included as well as a brief description of the site terrain, bedrock geology and surficial materials.

**3. Signature block and professional seal**—The plat **shall** contain the following signature block and the CPSS **shall** provide their professional seal:

This report has been written by a CPSS as required in Section 9-5 of the Subdivision Ordinance of Fauquier County. The Fauquier County Office of Community Development shall be notified in writing of any changes (amendments) to this report.

\_\_\_\_\_  
Va. Certified Professional Soil Scientist  
CPSS #3401-\_\_\_\_\_

\_\_\_\_\_  
DATE

**4. Mapping unit symbols, drainageways, and spot symbols**—Soil map **shall** include all soil mapping unit symbols, and any applicable spot symbols (drainageways, rock outcrops, springs, etc...)

**5. Symbols legend**—The soil map **shall** have a symbols legend if spot symbols are used (drainageways, rock outcrops, springs, etc...) describing each symbol shown on soil map.

**6. Soil Map scale**—The field soil mapping **shall** be at the same scale of proposed preliminary plat.

**7. Interpretive information**—Summary of soil characteristics and use potential **shall** be stated from the most recent *Interpretive Guide to the Soils of Fauquier County, Virginia*, for all mapping unit symbols shown on soil map. State source (i.e. "*Interpretive Guide to the Soils of Fauquier County, Virginia, 4<sup>th</sup> Edition--2002*").

**8. Soil map and lot layout are on same sheet**—The soil map **shall** be overlain with the lot layout and all infrastructure.

**9. Drainfield and well locations**—If not sewered or on public water, drainfields and well locations **shall** be described as proposed or approved and type of drainfield and well described.

**10. Recommendation**—The CPSS may make a general recommendation highlighting the major soil limitations that were identified on this parcel. This may include future testing that will be required in order to achieve proper design for infrastructure.

**B. The following shall be included as part of the preliminary plat using the Type I Soil Map and Report:**

- 1. Mapping unit symbols, drainageways, and spot symbols**—Soil map **shall** include all soil mapping unit symbols, and any applicable spot symbols (drainageways, rock outcrops, springs, etc...)
- 2. Symbols legend**—The soil map **shall** have a symbols legend if spot symbols are used (drainageways, rock outcrops, springs, etc...) describing each symbol shown on soil map.
- 3. Source is stated**—The source of the soils map and interpretive information **shall** be clearly stated on same sheet as soil map. “Preliminary soils information via a Type I Soil Map (original scale 1” = 400’) and Report from Fauquier County Soil Scientist Office dated \_\_\_\_\_.”
- 4. Interpretive information**—Soil characteristics and use potential **shall** be taken from the Type I Soil Map and Report for all mapping unit symbols shown on the Type I Soil Map. The interpretive information shall be shown on the same sheet as the soil map.
- 5. Soil map and lot layout are on same sheet**—The soil map **shall** be overlain onto the proposed project with all infrastructure shown.
- 6. Drainfield and well locations**—If not sewered or on public water, drainfields and well locations **shall** be described as proposed or approved and type of drainfield and well described.

**C. The following shall accompany the approved waiver letter when submitted with preliminary plat:**

- 1. Request letter from applicant and approval letter from Fauquier County Soil Scientist granting waiver of preliminary soil report**—The Fauquier County Soil Scientist will review the project once the request letter is received and will submit an approval letter once the waiver is granted.
- 2. County Soil Survey Map**—The County Soil Survey map showing all soil mapping units, drainageways, and spot symbols on parcel. The Soil Survey Map is available from the Geographic Information Systems (GIS) office on 3<sup>rd</sup> floor.
- 3. Symbols legend**—The soil map **shall** have a symbols legend if spot symbols are used (drainageways, rock outcrops, springs, etc...) describing each symbol shown on soil map.

November 21, 2002

**4. Source is stated**—The source of the soils map **shall** be clearly stated on same sheet as soil map. “Preliminary soils information via Fauquier County Soil Survey (originally mapped at 1” = 1320’).”

**5. Interpretive information**—Summary of soil characteristics and use potential **shall** be stated from the most recent Interpretive Guide to the Soils of Fauquier County, Virginia, for all mapping unit symbols shown on soil map. State source (i.e. “*Interpretive Guide to the Soils of Fauquier County, Virginia, 4<sup>th</sup> Edition--2002*”).

**6. Soil map and lot layout are on same sheet**—The soil map **shall** be overlain with the lot layout and all infrastructure.

**7. Drainfield and well locations**—If not sewerage or on public water, drainfields and well locations **shall** be described as proposed or approved and type of drainfield and well described.

**Upon approval of the preliminary plat, final construction plans shall include required information stated in Fauquier County Soil Scientist staff report.**